



## **Development Services Department**

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### **BOARD OF ZONING APPEALS CITY OF JOHNSON CITY, TENNESSEE**

Minutes of the Meeting of  
March, 2014

The Board of Zoning Appeals held its meeting on March 11<sup>th</sup> at 9:00 a.m. in the City Commission Chambers of the Municipal and Safety Building.

#### **Members Present**

Dr. Mike Marchioni, Chairman  
Dwight Harrell  
Jenny Lockmiller  
Jamie Povlich

#### **Staff Present**

Steve Neilson, Development Coordinator

The meeting was called to order at 9:00 a.m.

#### **Minutes**

The Minutes of the February 11<sup>th</sup> meeting were considered for approval.

**MOTION: Harrell**                      **To approve the minutes of the February 11<sup>th</sup> with minor corrections.**

**SECOND: Povlich**

**VOTE: Approved 3 - 0**

#### **Case Number 779-1**

Mr. Neilson stated that this was a request for special exception approval to construct a 100 foot tall alternative tower structure. The petitioner is Verizon Wireless and the property owner is Mr. Frank Anderson. The property is zoned R-4, Medium Density Residential District.

Mr. Neilson indicated that the petitioner is proposing to camouflage the alternative tower to look like a pine tree. He then showed pictures of other tower structures that the petitioner had constructed. He stated that there were no cell towers within a mile of the proposed site. The construction plans indicated that the structure could support up to a total of four users. A site plan has been submitted indicating setback distances, height of the proposed structure, materials, and color.

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He stated that the petitioner met the conditions for special exception approval and then recommended approval of this request.

Mr. Ralph Wyngarden representing the petitioner spoke in favor of the request. He indicated that the surrounding trees in the area were tall and that the proposed branches proposed tower structure would be installed below the existing tree line.

**MOTION: Harrell To approve the special exception request.**

**SECOND: Lockmiller**

**VOTE: Approved 3-0.**

### **Amendment to the Rules and Procedures**

Mr. Neilson stated that at the request of the City Commission, the Board agreed to move the BZA meeting time to the first Tuesday of the month at 6:00 pm. Mr. Neilson indicated that required an amendment to the Rules and Procedures. He stated that the Board could remove the language all together or they could simply change the date and time. After a brief discussion, the Board agreed it was better to leave the date and time in the text.

**MOTION: Povlich To amend the Rules and Procedures to change the meeting time and date to the first Tuesday of the month at 6:00 pm.**

**SECOND: Lockmiller**

**VOTE: Approved 3-0.**

There being no further business, the meeting adjourned at 9:22 a.m.

**APPROVED:**

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Dr. Mike Marchioni, Chairman  
Board of Zoning Appeals

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